



Brookstone Included Features

ATTRACTIVE INTERIORS:

- Durable and Attractive Hard Surface Flooring in Foyer, Family Room, Study (per plan), and Dining Room, per floor zone
- Satin Nickel Door Hardware
- Shed Resistant, Continuous Filament Carpet with Stainguard
- 1/2 -Inch, 6-Pound Nominal Carpet Pad
- Crown Molding in 1st Story Entry, Extended Entry, Dining Room, Family Room, Kitchen, Breakfast and Study, per plan
- 5-Blade Ceiling Fan with Light Kit in Master Bedroom, Secondary Bedrooms, Family Room, Study and Game Room, per plan
- Divided Lite Windows to Compliment Front Elevations
- 2" Faux Wood Blinds on All Operable Windows
- Rounded Drywall Corners Throughout Home (excludes window returns)
- Designer 2-Toned Paint Package
- Monterey Drag Textured Walls and Ceilings
- Raised Panel Interior Doors Throughout Home
- Metal Stair Balusters, per plan
- Designer Light Fixtures Throughout Home
- Decora Rocker Switches Throughout Home
- Security System with Motion Detector, Keypad and Sensors on all Accessible 1st Floor Windows and Exterior Doors

EXTERIOR DESIGN & CONSTRUCTION FEATURES:

- Eye-Catching Exterior Elevation with Architectural Detailing
- Weatherproof Fiber-Cement Siding with 30 Year Warranty
- Landscape package with Backyard Fencing, per community guidelines
- Full Sod in Front and Rear Yards
- Front Elevation Gutters
- Stylish Energy Efficient Front Door
- Full Lite Back Patio Door with Built-In Mini-Blind
- Two-Tone Exterior Paint Package
- Designer Coach Light, per plan
- Hose Bibbs at Front and Rear of Home
- Genuine Fired Clay Brick
- Bricked 1st Floor Exterior, All 4 Sides
- Masonry Address Block
- Covered Concrete Patio with Ceiling Fan
- Deadbolt Locks on Exterior Doors, where applicable
- Weatherproof Exterior Outlets at Front and Rear of Home
- Design Enhanced Over-Head Garage Door with Opener and 2 Remotes
- 3000 PSI Post-Tension Foundation Certified by an Independent Engineer
- Engineered Subfloor Framing System on Two-Story Homes with 3/4" Tongue and Groove Sub-Flooring

ENGAGING KITCHEN FEATURES:

- Stylish Appliance Package:
 - o Fully Integrated Dishwasher
 - o 30" Free Standing Self-Cleaning Gas Range
 - o Microwave with Soft Touch Panel
 - o Side by Side Refrigerator with Ice Maker and Water Dispenser
- Durable and Attractive Hard Surface Flooring in Kitchen and Breakfast Area
- 36" Designer Cabinets with Crown Molding and Under-Cabinet Lighting
- Decorative Cabinet Hardware
- Granite Countertops
- Mosaic Backsplash
- Deep Dual Basin Stainless Steel Undermount Sink
- Classic Stainless Faucet with Pull Out Spray Nozzle
- Insulated Garbage Disposal
- Recessed Lighting in Kitchen and Breakfast Areas, per plan
- Electric and Gas Connections at Range

INCLUDED FEATURES UNIQUE TO IMPERIAL OAKS:

- Cutting Edge Stainless Steel Kitchen Appliances
- Irrigation System

Prices are non-negotiable

Continued on Back



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ENERGY EFFICIENCY & TECHNOLOGY:

- Energy Star 3.0 Builder - Every Home Independently Inspected to Meet Stringent Energy Star Guidelines
- Exterior Air Filtration Damper
- Automated Keyless Entry
- Programmable Thermostat with Humidity Control
- 16-SEER Air Conditioning System
- Radiant Barrier Roof Decking to Reduce Attic Temperature
- Roof Ventilation and Air Vents, per plan
- (1) 50-Gallon or (2) 40-Gallon High Efficiency Gas Water Heaters, per plan
- R-38 Insulation in Flat Ceilings (where accessible)
- R-22 Insulation on Sloped Ceilings and Attic Walls
- R-13 Insulation on Exterior Walls (where applicable)
- Poly Seal Insulation Throughout to Minimize Air Infiltration and Ensure Energy Efficiency
- High Performance, Multi-Layer Low E Insulated Windows for Added Energy Efficiency
- Vinyl Window Frames in Tan Color
- Structured Wiring System to Meet or Exceed Development Specifications
- Wiring for Telephone Outlets in All Bedrooms, Study, Kitchen and Game Room, per plan
- Wiring for Cable Outlets in All Bedrooms, Study, Game Room and Media Room, per plan
- Multi-port Branch and Tee Plumbing System

ELEGANT MASTER BATH:

- Durable and Attractive Ceramic Tile on Bath Floor
- Luxurious Garden Tub
- Separate Shower with Ceramic Tile Surround and Tiled Shower Seat, per plan
- Semi-Frameless Glass Shower Enclosure
- Opaque Rain Glass Window at Tub, per plan
- Climate Controlled Master Closet with Fluorescent Lighting
- Designer Vanity Cabinets To Match Kitchen
- Stylish Dual Cultured Marble Vanity Tops, per plan
- Full Width Vanity Mirror
- Brushed Nickel Finished Washerless Faucets
- Brushed Nickel Finished Plumbing Accessories
- Water Conserving Elongated Commode

UTILITY ROOM FEATURES:

- Durable and Attractive Ceramic Flooring
- Shelving for Convenient Storage
- Top Load Washer and Electric Dryer
- Freezer Space, per plan

IDEAL SECONDARY BATHS:

- Durable and Attractive Ceramic Flooring
- Ceramic Tile Shower Surrounds
- Designer Vanity Cabinets To Match Kitchen
- Stylish Cultured Marble Vanity Tops
- Full Width Vanity Mirror
- Brushed Nickel Finished Washerless Faucets
- Brushed Nickel Finished Plumbing Accessories
- Water Conserving Elongated Commode

POWDER ROOM FEATURES (per plan):

- Durable and Attractive Hard Surface Flooring
- Porcelain Pedestal Sink
- Decorative Oval Mirror
- Brushed Nickel Finished Washerless Faucets
- Brushed Nickel Finished Plumbing Accessories
- Water Conserving Elongated Commode

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